

# \$889,900 - 28 North Bridges Glen, Langdon

MLS® #A2210137

**\$889,900**

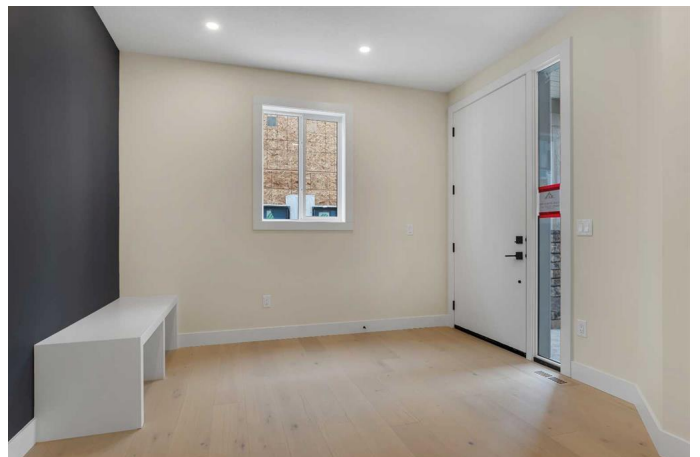
4 Bedroom, 4.00 Bathroom, 3,030 sqft

Residential on 0.14 Acres

Bridges of Langdon, Langdon, Alberta

\*\*\*LIMITED TIME OFFER FROM BUILDER FOR BASEMENT DEVELOPMENT\*\*\*  
OVERSIZED QUAD GARAGE - WALK-OUT BASEMENT - 3000+ SQ FT WITH HIGH END FINISHING! This BRAND NEW HOME offers 4 Bedrooms, 3.5 Bath with Attached QUAD Garage! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining, family room (OPEN TO BELOW) with fireplace and eating nook with access to your DECK. The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances and BUTLER PANTRY! Make your way to the upper level where you will find a bonus room, 4 well-sized Bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with its own 5 PC ensuite and spacious W.I.C! Another thing to note is that 3 out of 4 bedrooms have a W.I.C and also have DIRECT ACCESS to a washroom! 2 bedrooms share Jack and Jill access to a washroom. This home has easy access to schools, shopping, restaurants and more! EXCLUSIVE OFFER FROM THE BUILDER FOR A LIMITED TIME ONLY: BASEMENT DEVELOPMENT COST DROPPED BY 50% FROM \$70,000.00 TO \$35,000.00 - BASEMENT DEVELOPMENT WILL CONSIST OF REC ROOM, 2 BEDROOMS AND FULL BATH!

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210137    |
| Price          | \$889,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,030       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 28 North Bridges Glen |
| Subdivision | Bridges of Langdon    |
| City        | Langdon               |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0J 1X3               |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 8                     |
| Parking        | Quad or More Attached |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In, Gas Cooktop                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                          |
| Cooling           | None                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |

Basement                      Full, Unfinished, Walk-Out

**Exterior**

Exterior Features      Other  
Lot Description        Rectangular Lot, Interior Lot  
Roof                      Asphalt Shingle  
Construction           Composite Siding, Stone, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              April 9th, 2025  
Days on Market        12  
Zoning                    R1

**Listing Details**

Listing Office            Real Broker

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